IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.

FOR OFFICIAL	USE ONLY:
Agenda Date:	
Tentative No.: T-	
Received Date:	

Number of Sites : (

1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

M	unicipality: MIAMI <u>IZI</u> Sec.: 12 Twp.: 53 S. Rge.: 41 E. / Sec.: Twp.: S. Rge.: E.							
1.	Name of Proposed Subdivision: Citadelle Redevelopment							
2.	Owner's Name: Little Haiti Housing Association, Inc. Phone: 305-350-7202							
	Address: 181 N.E. 82 St., Ste 100 City: Miami State: FL Zip Code: 33138							
Owner's Email Address: genie.anderson@royalamerican.com								
3.	Surveyor's Name: Schwebke-Shiskin & Associates, Inc. Phone: 954-435-7010							
	Address: 2844 Corporate Way City: Miramar State: FL Zip Code: 33025							
	Surveyor's Email Address:mjohnson@shiskin.com							
4.	Folio No(s).: 01-3112-008-0660 ///							
	Legal Description of Parent Tract: see attached							
6.	Street boundaries: N.E. 82nd Street, N.E. 82nd Terrace and N.E. 1st Place							
7.	Present Zoning: Zoning Hearing No.:							
8.	Proposed use of Property:							
	Single Family Res.(Units), Duplex(Units), Apartments(96_Units), Industrial/Warehouse(Square .Ft.), Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units)							
9.	9. Does the property contain contamination? YES: NO:							

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Futhermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations In favor of Mlami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional Items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

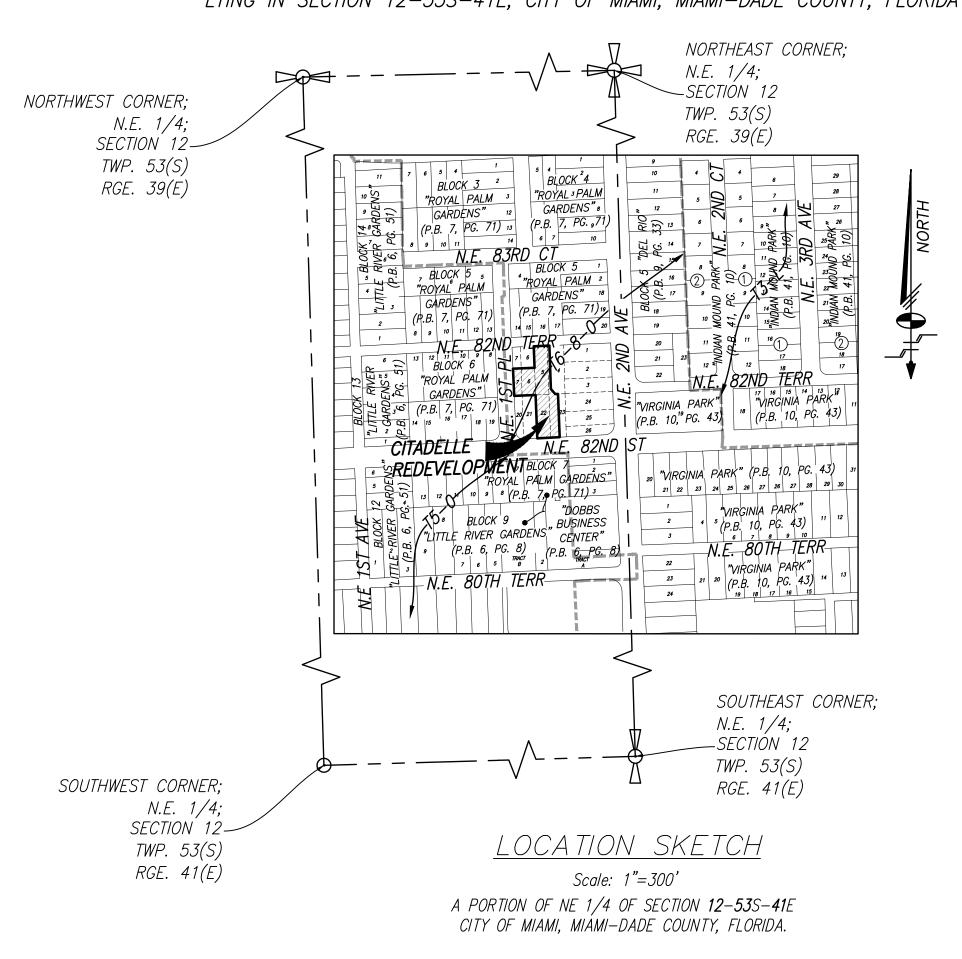
Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS, 775.083.

•		
		Little Haiti Housing Association, Inc., a Florida Not For Profit Corporation dba Haitian American Community Development
STATE OF FLORIDA)	N	Corporation
COUNTY OF MIAMI-DADE)	SS:	Signature of Owner:
- con in the property		(Print name & Title here): Jean Belizaire, Authorized Signatory
BEFORE ME, personally app	pearedJean Belizaire	this Fday of Flace 262 An and (holoho)
B42642/67/39	me that (he/she) execute as identification and	d the same for the purposed therein. Personally known or produce who did (not) take an oath.
*		ast aforesaid this 27day of Magit 0.20% A.D.
-4APY 4-	GEORGES SASSINE, JA	Signature of Notary Public: Jeogea fert.
SO SE	Notary Public State of Florida	(Print, Type name here: Printies Sassine Ta)
3, C 1310 (N	Cemm# HH307241	(Commission Expires) (Commission Number)
Note: The reverse side of this sh	eet may be used for a stater	(Commission Number) nent of additional items you may wish considered.

CITADELLE REDEVELOPMENT

BEING A REPLAT OF LOTS 5, 22 AND A PORTION OF LOTS 4, 6, 7, 23, "ROYAL PALM GARDENS," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 71, OF THE PUBLIC RECORDS OF MIAMI—DADE COUNTY, FLORIDA.

LYING IN SECTION 12-53S-41E, CITY OF MIAMI, MIAMI—DADE COUNTY, FLORIDA



SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING N89°53'31"W ALONG THE NORTH RIGHT—OF—WAY LINE OF N.E. 82nd STREET (SR. 934) BETWEEN N.E. 1st PLACE. AND N.E 2nd AVENUE
- 2. LEGAL DESCRIPTION SHOWN HEREON IS BASED ON THE OPINION OF TITLE SUBMITTED HEREWITH. NOTING THAT AS TO THE FPL EASEMENT, RECORDED IN ORB 8700, PAGE 1162 OF THE PUBLIC RECORDS OF MIAMI—DADE COUNTY, FLORIDA— LEGAL DESCRIPTION IS DEFECTIVE—THE ESTIMATED LOCATION IS PLOTTED. PLEASE NOTE THAT THE TRANSFORMER RELYING ON THE EASEMENT WILL BE REMOVED AND THE EXISTING EASEMENT WILL BE TERMINATED DIRECTLY WITH FLORIDA POWER AND LIGHT, BY INSTRUMENT, SEPARATE AND APART FROM THE PLATTING PROCESS..
- 3. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 4. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X," PER FLOOD INSURANCE RATE MAP NO. 12086C0302L, COMMUNITY NO. 120650 PANEL NO. 0302, SUFFIX L, OF F.E.M.A. MAP DATED SEPTEMBER 11, 2009.
- 5. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, BASED ON FIELD SURVEY. HOWEVER NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PRESSURE MAINS, CABLES OR CONDUITS.
- 6. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- 7. SHOWN HEREON ARE COMMENTS TO ALL EXCEPTIONS THAT ARE A MATTER OF SURVEY IN THE OPINION OF TITLE SUBMITTED HEREWITH AND TO THE EXTENT THAT THEY CAN BE PLOTTED, ARE SHOWN HEREON.
- 8. THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D 88) AND ARE EXPRESSED IN FEET.
- 9. BENCHMARKS:
- a. CITY BENCHMARK PK NAIL & WASHER. LOCATED: BACK OF SIDEWALK SOUTH SIDE OF N.E. 84th STREET, ±15' WEST OF ENTRANCE WALK TO U.S. POST OFFICE AT 140 N.E. & 84th STREET. ELEVATION=4.801' CITY OF DATUM MEAN LOW BAY DATUM = 4.541' N.G.V.D. 29. −1.56' = 2.981' N.A.V.D. 88

LEGAL DESCRIPTION:

A PORTION OF LOTS 4, 5, 6, 7, 22 AND 23, BLOCK 6, "ROYAL PALM GARDENS", ACCORDING TO PLAT BOOK 7, PAGE 71 OF THE PUBLIC RECORDS OF MIAMI—DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 89 DEGREES 18 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 6 AND 7 FOR 85.00 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 13 SECONDS EAST ALONG A LINE 15.00 FEET EASTERLY OF THE WEST LINE OF SAID LOT 7 FOR 85.00 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 35 SECONDS EAST FOR 85.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5: THENCE NORTH OO DEGREE 50 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE FOR LOT 5 FOR 60.00 FEET. THENCE SOUTH 89 DEGREES 18 MINUTES 35 SECONDS EAST ALONG A LINE 10.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5 FOR 50.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE SOUTH 00 DEGREES 50 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE OF SAID LOT 5 FOR 128.34 FEET THENCE SOUTH 32 DEGREES 58 MINUTES 31 SECONDS EAST FOR 20.01 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 23: THENCE SOUTH 89 DEGREES 18 MINUTES 35 SECONDS EAST ALONG SAID NORTH LINE OF LOT 23 FOR 12.80 FEET: THENCE SOUTH 00 DEGREES 50 MINUTES 13 SECONDS WEST FOR 130.20 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.E. 82ND STREET AS SHOWN ON THE STATE ROAD RIGHT OF WAY MAP #934 PER SECTION NO. 87671, AS RECORDED IN PLAT BOOK 71, AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 53 MINUTES 31 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR 73.94 FEET TO A POINT ON THE WEST LINE OF SAID LOT 22; THENCE NORTH OO DEGREES 50 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE OF LOT 22 FOR 130.95 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY & TOPOGRAPHIC SURVEY," ALSO BEING A "TENTATIVE PLAT", OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS AS CONTAINED IN RULES 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE,

Schwebke-Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY MARK STEVEN JOHNSON, P.S.M. 4775

MARK STEVEN JOHNSON, PRINCIPAL PROFESSIONAL LAND SURVEYOR No. 4775 STATE OF FLORIDA.

PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

DEVELOPMENT INFORMATION:

MIAMI-DADE COUNTY TAX FOLIO No: 01-3112-008-0660 - 181 N.E 82 STREET ALTERNATE ADDRESS - 190 N.E. 82 TERRACE

NER NAME: LITTLE HAITI HOUSING ASSOCIATION, INC.
ADDRESS: 181 N.E. 82nd STREET SUITE 100
MIAMI FL, 33138
PHONE: 850-914-3282

NUMBER OF TRACTS: 1

SITE INFORMATION:

AREA BY LEGAL DESCRIPTION (ZONING GROSS): $\pm 24,224$ SQ. FT. (± 0.556 ACRES)

R.O.W. TO BE DEDICATED: ± 850 SQ. FT. (± 0.665 ACRES)

TOTAL NET AFTER PLATTING: $\pm 23,374$ SQ. FT. (± 0.537 ACRES)

PROPOSED DEVELOPMENT:

TRACT "A":

±23,374 SQ. FT. (±0.537 ACRES)

<u>UTILITIES:</u> MIAMI-DADE WATER AND SEWER DEPARTMENT/ <u>MIAMI-DADE COUNTY FLOOD CRITERIA:</u> 8.0' N.G.V.D. 29

FLOOD INSURANCE RATE MAP: SEE SURVEYOR'S NOTE #5 FOR INFORMATION

1400 Square Feet Commercial.

EXISTING ZONING: T6-8-0 (URBAN CORE TRANSECT ZONE)

PROPOSED USE: (Project to be developed under an Affordable Housing Covenant)

TRACT A: One 10 Story Mixed Use Building 96 Residential Units

TREE TABLE

Tree #	Common Name	Scientific Name	DBH (inches)	Height (feet)	Diameter Canopy (feet)	TPZ Radius (feet)	Condition
1	Black Olive	Bucida buceras	28	45	38	23	Moderate
2	Black Olive	Bucida buceras	24	45	33	20	Moderate
3	Sabal Palm	Sabal palmetto	16	10CT16OA	12	3	Good
4	Sabal Palm	Sabal palmetto	16	13CT19OA	12	3	Good
5	Sabal Palm	Sabal palmetto	16	16CT26OA	15	3	Good
6	Montgomery Palm	Veitchia arecina	8	20CT25OA	10	3	Moderate
7	Montgomery Palm	Veitchia arecina	8	17CT22OA	10	3	Moderate
8	Strangler Fig	Ficus aurea	45	40	40	38	Moderate
9	Black Olive	Bucida buceras	21	38	36	18	Moderate
10	Sabal Palm	Sabal palmetto	10	19CT24OA	14	3	Moderate
11	Umbrella Tree	Schefflera actinophylla	18	22	15	15	Poor
12	Montgomery Palm	Veitchia arecina	6	11CT19OA	13	3	Moderate
13	Solitaire Palm (double)	Ptychosperma elegans	6	15CT19OA	12	3	Moderate
14	Sabal Palm	Sabal palmetto	14	10CT16OA	12	3	Poor
15	Black Olive	Bucida buceras	26	35	25	22	Moderate
16	Coconut Palm	Cocos nucifera	n/a	0CT10OA	10	3	Moderate
17	Coconut Palm	Cocos nucifera	n/a	2CT12OA	10	3	Good
18	Coconut Palm	Cocos nucifera	n/a	2CT12OA	10	3	Good
19	Royal Poincienna	Delonix regia	13	20	25	11	Poor
20	Black Olive	Bucida buceras	22	35	25	18	Poor
21	Black Olive	Bucida buceras	16	22	18	13	Moderate
22	Black Olive	Bucida buceras	22	35	30	18	Moderate
23	Live Oak	Quercus virginiana	9	22	16	8	Moderate
24	Black Olive	Bucida buceras	28	40	38	23	Moderate
25	Black Olive	Bucida buceras	18	33	17	15	Poor
26	Sabal Palm	Sabal palmetto	16	13CT20OA	12	3	Moderate
27	Black Olive	Bucida buceras	17	36	32	14	Moderate
28	Black Olive	Bucida buceras	- 16	36	22	13	- Poor
29	Live Oak	Quercus virginiana	14	21	24	12	Poor
30	Solitaire Palm	Ptychosperma elegans	3	25CT30OA	6	3	Moderate
31	Solitaire Palm	Ptychosperma elegans	3	7CT10OA	6	3	Moderate
32	Solitaire Palm	Ptychosperma elegans	3	7CT10OA	6	3	- Moderate
33	Solitaire Palm	Ptychosperma elegans	3	7CT10OA	6	3	- Moderate
34	Strangler Fig	Ficus aurea	15	18	14	13	Poor
35	Live Oak	Quercus virginiana	3	14	8	3	Poor
36	Live Oak	Quercus virginiana	3	14	8	3	Poor
37	Live Oak	Quercus virginiana	4	14	8	3	Moderate
38	Live Oak	Quercus virginiana	4	14	8	3	Moderate
39	Royal Poincienna	Delonix regia	5	16	10	4	Poor

NOTE:

THE TREE INFORMATION SHOWN HEREON PER "TREE INVENTORY LIST" AS PREPARED BY (ERIN SANTIAGO, CERTIFIED ARBORIST FL5705A AND DATED SEPTEMBER 15, 2023).

Schwelke-Shiskin & Associates
LAND PLANNERS • LAND SU

LAN

TENTATIVE PLAT

E REDEVELOPMENT

CITADELLE REDEVEL

REVISIONS

1 No. Field Book Remarks: By:
195 2278/78 ADDITIONAL TOPO L.E.G.
2 SKETCH UPDATE SURVEY AND REVISE COMMITMENT A.H.

A.H.

Sheet 1

of 2007/19/2022 52/00/2019

of 2

FILE AJ-6222

